

Penny Davis

29 Briardale Gardens

London NW3 7PN

Subject: Objection to Basement Planning Application at Flat 1, 18 Platts Lane

2025/1698/P

Dear Camden Planning Team,

I am writing to formally object to the planning application for a basement development at Flat 1, 18 Platts Lane, specifically for the construction of a swimming pool beneath the property. My objection is based on several key points related to Camden's planning policies, which I believe render this development unsuitable.

1. **Policy on Flood Risk and Drainage:** According to Camden's Local Plan, development proposals must consider flood risk and demonstrate that they will not exacerbate existing drainage issues. The site's proximity to an underwater pond and the boundary stream in Briardale Gardens raises serious concerns about potential flooding and water management. The construction of a basement could disrupt the natural hydrology and lead to adverse effects on drainage in the area.
2. **Soil and Ground Stability:** Camden's planning policies emphasize the importance of assessing ground conditions, especially in areas with made ground, such as the former brickworks nearby. These conditions can pose risks for structural stability and drainage. The proposed basement may compromise the integrity of the site due to the challenges associated with building on made ground.
3. **Cumulative Impact:** Camden Council has recognized the cumulative impact of basement developments on local environments and hydrology. With several basements already constructed in Platts Lane, the additional development could lead to increased surface water runoff and strain on the existing drainage systems, exacerbating flooding risks in the area.
4. **Environmental Impact of Construction:** The process of digging out a basement involves significant excavation, which can lead to soil disturbance and the removal of existing vegetation. This disruption may negatively impact local wildlife habitats and contribute to soil erosion. Additionally, the insertion of concrete and other materials for the basement structure can lead to increased impermeable surfaces, further affecting drainage and hydrology. The environmental footprint of such construction activities must be carefully considered in light of Camden's commitment to sustainability and environmental protection.

Given these considerations, I strongly urge the planning authority to reconsider the application for a basement swimming pool at this location, in alignment with Camden's planning policies aimed at safeguarding our community and environment.

Thank you for your attention to this matter.

Sincerely,

Penny Davis